

VICINITY MAP
NOT TO SCALE

NCGS MONUMENT "LAWN"
N: 587472.4733
E: 1512162.0019
C.G.F.: 0.9998445
N.C. GRID - NAD 83(86)

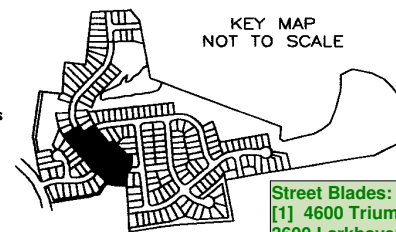
OWNER:
GLENROVE, LLC
5518-26-9591
DB. 5424, PG. 141

CERTIFICATE OF OWNERSHIP AND DEDICATION

I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, WHICH IS LOCATED IN THE SUBDIVISION JURISDICTION OF THE CITY OF CONCORD, AND THAT I HEREBY SUBMIT THIS PLAN OF SUBDIVISION WITH MY FREE CONSENT, ESTABLISH MINIMUM BUILDING SETBACK LINES, AND DEDICATE TO THE PUBLIC USE ALL AREAS SHOWN ON THIS PLAN AS STREETS, WALKS, PARKS, OPEN SPACE AND EASEMENTS, EXCEPT THOSE SPECIFICALLY INDICATED AS PRIVATE, AND THAT I WILL MAINTAIN ALL SUCH AREAS UNTIL ACCEPTED BY THE CITY OF CONCORD, AND FURTHER THAT I HEREBY GUARANTEE THAT I WILL CORRECT DEFECTS OR FAILURES OF IMPROVEMENTS IN SUCH AREAS FOR A PERIOD OF ONE (1) YEAR COMMENCING AFTER A CERTIFICATE OF APPROVAL HAS BEEN EXECUTED BY THE CITY, OR AFTER FINAL ACCEPTANCE OF REQUIRED IMPROVEMENTS, WHICHEVER OCCURS LATER.

OWNER

KEY MAP
NOT TO SCALE



CERTIFICATE OF STREET, WATER AND SEWER SYSTEM APPROVAL AND OTHER IMPROVEMENTS

I HEREBY CERTIFY THAT ALL STREETS, STORM DRAINAGE SYSTEMS, WATER AND SEWER SYSTEMS AND OTHER IMPROVEMENTS HAVE BEEN DESIGNED AND INSTALLED, OR THEIR INSTALLATION GUARANTEED, IN AN ACCEPTABLE MANNER AND ACCORDING TO SPECIFICATIONS AND STANDARDS OF CONCORD AND THE STATE OF NORTH CAROLINA IN THE GLENROVE SUBDIVISION PHASE 2 PHASE 4 SUBDIVISION.

DATE 9/15/05
Sue B. Hyde
DIRECTOR OF ENGINEERING

Street Blades:
[1] 4600 Triumph Dr SW at
3600 Larkhaven Ave SW
[2] 4620 Triumph Dr SW at
3600 Grovecreek Pond Dr SW

Street Key #'s
Grovecreek Pond Dr SW - 2715
Larkhaven Ave SW - 2714
4600 Triumph Dr SW - 2679

N.C. GRID - NAD 83(86)

GLENROVE
SUBDIVISION PHASE 2
PHASE 2 MAP 2
LOT 122

GLENROVE
SUBDIVISION PHASE 2
PHASE 5
LOT 120

S53°21'44"E
60.97' TIE

GLENROVE
SUBDIVISION PHASE 2
PHASE 5

S49°38'55"E
35.94'

GLENROVE, LLC
DB. 5424, PG. 141
5518-26-9591

STATE OF NORTH CAROLINA
COUNTY OF CABARRUS

I, Jonathan Marshall, REVIEW OFFICER OF THE CABARRUS COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS OF NORTH CAROLINA GENERAL STATUTES FOR RECORDING.

DATE 9-11-2005 Jonathan Marshall by David Whitley
REVIEW OFFICER

CERTIFICATE OF FEE PAYMENT

I HEREBY CERTIFY THAT ALL FEES FOR THE GLENROVE SUBDIVISION PHASE 1 PHASE 2 SUBDIVISION HAVE BEEN PAID, OR THAT THE FEES ARE NOT APPLICABLE.

DATE 9/15/05 J. A. Uman
FINANCE DIRECTOR

CERTIFICATE OF ELECTRIC DISTRIBUTION SYSTEM APPROVAL

I HEREBY CERTIFY THAT THE ELECTRIC DISTRIBUTION SYSTEM HAS BEEN DESIGNED AND INSTALLED IN AN ACCEPTABLE MANNER AND IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF CONCORD IN THE GLENROVE SUBDIVISION PHASE 2 PHASE 4 SUBDIVISION.

DATE 9-8-05 W. A. Beaumoney
DIRECTOR OF ELECTRIC SYSTEMS

CERTIFICATE OF FINAL PLAT APPROVAL

IT IS HEREBY CERTIFIED THAT THIS PLAT IS IN COMPLIANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF CONCORD, AND THEREFORE THIS PLAT HAS BEEN APPROVED BY THE CONCORD CITY COUNCIL, OR THEIR DESIGNATED REVIEW COMMITTEE, SUBJECT TO ITS BEING RECORDED WITH THE CABARRUS COUNTY REGISTER OF DEEDS WITHIN 30 DAYS OF THE DATE BELOW.

DATE 9-20-05 Mayor Paulson
DIRECTOR OF DEVELOPMENT SERVICES
DATE 9/20/2005 Albert J. M. Benshoff
CITY ATTORNEY

CITY OF CONCORD DEVELOPMENT STANDARDS

MINIMAL LOT SIZE:
10,000 SQ. FT.

PRINCIPAL SETBACKS:
FRONT = 20'
SIDE = 5'
SIDE STREET = 10'
REAR = 20'

ZONED: CURM-2

On corner lots, the address will be issued at the time the zoning permit is issued. Just indicate the name of the plat and the lot number on the zoning

SITE DATA

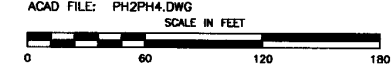
TOTAL ACREAGE	5.401	TOTAL LINEAR FEET OF STREET	626
TOTAL LOTS	20	LARKHAVEN AVE, SW	155
ACREAGE IN OPEN SPACE	0.000	TRIUMPH DR, SW	715
ACREAGE IN STREET R/W	1.348	GROVECREEK POND DR, SW	157
ACREAGE IN LOTS	4.053		

SUBDIVISION PLAT OF
GLENROVE SUBDIVISION PHASE 2
PHASE 4
NO. 2 TOWNSHIP, CITY OF CONCORD, CABARRUS CO., NORTH CAROLINA

FOR CLIENT:
GLENROVE, LLC
2300 SARDIS ROAD N., SUITE M
CHARLOTTE, NC 28227

DATE: MAY 5, 2005
SCALE: 1" = 60'
JOB NO.: 030901.031
ACAD FILE: PH2PH4.DWG

COMPUTED BY: GEG
DRAWN BY: GEG
CHECKED BY: JEC



ENGINEERS - SURVEYORS - PLANNERS
45 SPRING STREET SW
CONCORD, NC 28025
PHONE (704) 786-5404
FAX (704) 786-7454
© CREW 2005

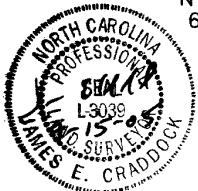
CURVE	LENGTH	RADIUS	CHORD
C1	56.83	330.00	S54°20'47"E 56.76
C2	2.62	330.00	S59°30'27"E 2.62
C3	44.07	30.00	N17°39'09"W 40.21
C4	41.94	270.00	S55°17'06"E 41.89
C5	98.52	380.00	S38°34'47"W 98.25
C6	46.66	30.00	N75°42'31"E 42.10
C7	90.84	320.00	S39°39'07"W 90.54
C8	47.78	30.00	S14°06'28"E 42.89
C9	10.60	395.00	S60°30'12"E 10.60
C10	76.23	395.00	S66°48'03"E 76.11
C11	76.23	395.00	S77°51'31"E 76.11
C12	76.23	395.00	S88°54'59"E 76.11
C13	42.93	30.00	N80°01'28"E 76.13
C14	76.23	395.00	S65°25'40"W 76.36
C15	95.43	455.00	S79°44'15"E 95.25
C16	62.30	455.00	S89°40'06"E 62.25
C17	62.30	455.00	N82°29'12"E 62.25
C18	1.23	455.00	S73°39'05"E 1.23

NOTES:

- TRAVERSE ADJUSTED BY THE LEAST SQUARES ADJUSTMENT METHOD, ERROR OF RAW CLOSURE 1:10,000+.
- AREAS DETERMINED BY COORDINATE COMPUTATIONS.
- ALL DISTANCES SHOWN ARE HORIZONTAL GROUND DISTANCE UNLESS OTHERWISE NOTED.
- AREA IS LOCATED IN ZONE X (AREAS OUTSIDE THE 500 YEAR FLOOD PLAIN) AS SHOWN ON F.I.R.M. PANEL 37025C0115D; EFFECTIVE DATED NOVEMBER 2, 1994.
- PROPERTY SUBJECT TO CONCORD TELEPHONE COMPANY GENERAL EASEMENT REFERENCED AT DB. 283, PG. 446.
- ALL DRIVEWAYS MUST BE A MINIMUM OF 60' FROM RIGHT OF WAYS AT INTERSECTIONS.
- PRELIMINARY OPINION ON TITLE FOR THE PROPERTY OF JERRY R. BLACKWELDER AND WIFE, BETTY D. BLACKWELDER BY NEXSEN, FRUET, JACOBS, AND FOLLARD, PLLC DATED SEPTEMBER 26, 2003.
- CITY OF CONCORD WATER AND SEWER UTILITIES ARE AVAILABLE.

REFERENCES:

- DEEDS SHOWN HEREON.
- CABARRUS COUNTY TAX MAP 5518-01.
- PLAT FOR THE BOARD OF LIGHT AND WATER COMMISSIONERS FOR THE PROPOSED SANITARY SEWER ROCKY RIVER OUTFALL BY CONCORD ENGINEERING & SURVEYING, INC. AS REVISED 12/04/86.
- PLAT ENTITLED PROPERTY OF THE J.R. BLACKWELDER ESTATE, DATED JUNE 1945 MAP BOOK 7 PAGE 9 CABARRUS COUNTY REGISTER OF DEEDS.
- PLAT ENTITLED FINAL MINOR SUBDIVISION OF MICHAEL L. BURRIS AND DORIS B. BURRIS PROPERTY BY CONCORD ENGINEERING, INC. DATED 09/22/99 MAP BOOK 34 PAGE 105 CABARRUS COUNTY REGISTER OF DEEDS.
- UNRECORDED PLAT ENTITLED TOPOGRAPHIC AND BOUNDARY SURVEY FOR MONTFORD LOVE JR. PROPERTY DATED 12/03/01 BY CONCORD ENGINEERING & SURVEYING, INC. CESI JOB NO. 011105.001.
- UNRECORDED PLAT ENTITLED BOUNDARY SURVEY OF CODDLE CREEK, LLC PROPERTIES DATED JULY 28, 2002 BY CONCORD ENGINEERING AND SURVEYING, INC. CESI JOB NO. 011105.001.
- GLENROVE PHASE 2 BY TURNBULL-SIGMON DESIGN AS REVISED.



PLAT CERTIFICATION

I, JAMES E. CRADDOCK, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTIONS AS SHOWN); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAINED FROM INFORMATION FOUND IN AS SHOWN; THAT THE RATIO OF PRECISION AS CALCULATED IS 1:10,000+; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED; AND THAT:

- A. THE SURVEY CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND;
- B. THE SURVEY IS LOCATED IN A PORTION OF A COUNTY OR MUNICIPALITY THAT IS UNREGULATED AS TO AN ORDINANCE THAT REGULATES PARCELS OF LAND;
- C. ANY OF THE FOLLOWING:
1. THE SURVEY IS OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT CREATE A NEW STREET OR CHANGE AN EXISTING STREET;
2. THE SURVEY IS OF AN EXISTING BUILDING OR OTHER STRUCTURE, OR NATURAL FEATURE, SUCH AS A WATERBORNE OR;
3. THAT THE SURVEY IS A CONTROL SURVEY.
- D. THE SURVEY IS OF ANOTHER CATEGORY, SUCH AS THE RECOGNITION OF EXISTING PARCELS, A COURT-ORDERED SURVEY, OR OTHER EXCEPTION TO THE DEFINITION OF SUBDIVISION;
- E. THE INFORMATION AVAILABLE TO THE SURVEYOR IS SUCH THAT THE SURVEYOR IS UNABLE TO MAKE A DETERMINATION TO THE BEST OF THE SURVEYOR'S PROFESSIONAL ABILITY AS TO PROVISIONS CONTAINED IN (a) THROUGH (d) ABOVE.

WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS 15 DAY OF MAY, 2005 A.D.

J. E. CRADDOCK
PROFESSIONAL LAND SURVEYOR
LICENSE NO. L-3039

LEGEND

- PSDE PUBLIC STORM DRAINAGE ESM'T
- SET IRON PIN (#5 REBAR)
- EXISTING IRON PIN (AS DESCRIBED)
- SET CONCRETE CONTROL MONUMENT
- × NO POINT SET
- TIE LINE
- BOUNDARY AS SURVEYED
- BOUNDARY BY DEED OR PLAT
- RIGHT OF WAY
- EASEMENT

30' X 30' SIGHT TRIANGLE EASEMENT